

# PLAT SHOWING OLDE TOWNE

SITUATED IN BLOCK 45 OF  
THE "CITY OF RIDGELAND"  
(A SUBDIVISION) IN THE  
CITY OF RIDGELAND  
MADISON COUNTY, MISSISSIPPI

GROSS AREA 3.3272 ACRES (144,933 SQ. FT.)  
-0.0938 ACRES (4,084 SQ. FT.)  
NET AREA 3.2334 ACRES (140,849 SQ. FT.)

### LEGAL DESCRIPTION

Being situated in Block 45 of the City of Ridgeland, a subdivision located in the City of Ridgeland, Madison County, Mississippi, the map or plat of which is recorded in Plat Cabinet A at Slide 2 of the Chancery Records of Madison County at Canton, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:  
Commence at the northeast corner of Lot 1 of the said Block 45 of the City of Ridgeland, said northeast corner being the POINT OF BEGINNING for the parcel herein described; thence South 00° 05' 31" West for a distance of 180.00 feet along the eastern line of the said Lot 1 to the southeast corner thereof; thence South 89° 59' 31" West for a distance of 165.00 feet along the southern line of Lots 1, 2 and 3 of the said Block 45 to the southwest corner of the said Lot 3; thence South 00° 05' 31" West for a distance of 200.00 feet along the eastern line and the extension thereof of Lot 20 of the said Block 45 to the southeast corner of the said Lot 20; thence South 89° 59' 31" West for a distance of 150.00 feet along the southern line of Lots 20, 19, and 18 of the said Block 45 to the southwest corner of the said Lot 18; thence North 00° 05' 31" East for a distance of 90.00 feet along the western line of the said Lot 18; thence leave said western line of Lot 18 and run South 89° 59' 31" West for a distance of 150.00 feet to a point on the western line of Lot 15 of the said Block 45; thence North 00° 05' 31" East for a distance of 70.00 feet along the western line of the said Lot 15; thence leave said western line of Lot 15 and run South 89° 59' 31" West for a distance of 122.15 feet to the eastern right of way line of Southeast Madison Drive (a/k/a East Railroad Street); thence North 25° 01' 00" East for a distance of 221.45 feet along the said eastern right of way line; thence North 64° 45' 45" East for a distance of 46.92 feet along a right of way line to the southern right of way line of West Jackson Street; thence North 89° 59' 31" East for a distance of 100.00 feet along the said southern right of way line; thence South 00° 00' 29" East for a distance of 10.00 feet along a right of way offset; thence North 89° 59' 31" East for a distance of 35.00 feet along the said southern right of way line; thence North 00° 05' 31" East for a distance of 10.00 feet along a right of way offset, said offset being along the eastern line of Lot 7 of the said Block 45; thence North 89° 59' 31" East for a distance of 315.00 feet along the said southern right of way line of West Jackson Street to the POINT OF BEGINNING, containing 3.3272 acres, more or less.

### LEGAL DESCRIPTION

Being situated in Block 45 of the City of Ridgeland, a subdivision located in the City of Ridgeland, Madison County, Mississippi, the map or plat of which is recorded in Plat Cabinet A at Slide 2 of the Chancery Records of Madison County at Canton, Mississippi, and being more particularly described by metes and bounds as follows, to-wit:  
Commence at the northeast corner of Lot 1 of the said Block 45 of the City of Ridgeland and run thence South 89° 59' 31" West for a distance of 87.48 feet along the southern right of way line of West Jackson Street; thence leave said southern right of way line and run due South for a distance of 5.75 feet to the northeast corner of a concrete slab being the POINT OF BEGINNING for the parcel herein described; thence South 00° 08' 23" East for a distance of 58.91 feet along the eastern edge of the said concrete slab; thence South 89° 58' 58" West for a distance of 69.38 feet along the southern edge of the said concrete slab; thence North 00° 01' 00" East for a distance of 58.98 feet along the western edge of the said concrete slab; thence South 89° 58' 52" East for a distance of 69.22 feet along the northern edge of the said concrete slab to the POINT OF BEGINNING, containing 0.0938 acres (4,084 square feet), more or less.

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO. RS19-04-0375  
DATED APRIL 12, 2019 AT 8:00A.M.  
SCHEDULE B, PART I EXCEPTIONS  
ITEM 1 - NOT A SURVEYING MATTER  
ITEM 2 - NOT A SURVEYING MATTER  
ITEM 3 - NOT A SURVEYING MATTER  
ITEM 4 - NOT A SURVEYING MATTER  
ITEM 5 - N/A  
ITEM 6 - NOT A SURVEYING MATTER  
ITEM 7 - NOT A SURVEYING MATTER  
ITEM 8 - NOT A SURVEYING MATTER  
ITEM 9 - NOT A SURVEYING MATTER  
ITEM 10 - NOT A SURVEYING MATTER

ITEM 11 - BOOK 2054 PAGE 417 - APPOINTMENT OF SUBSTITUTE OF TRUSTEE EXECUTED BY FIRST COMMERCIAL BANK SUBSTITUTING MATTHEW H. GREENELL AS TRUSTEE. AFFECTS SUBJECT PROPERTY.

ITEM 12 - BOOK 541 PAGE 955 - TERMS & CONDITIONS IN WARRANTY DEED FOR THE GRANTOR & ITS SUCCESSORS AND ASSIGNS. INVITES & CUSTOMERS IN CONNECTION WITH THE OPERATION OF THE PARKER HOUSE RESTAURANT, TO HAVE NON-EXCLUSIVE RIGHT TO USE, MAINTAIN & REPAIR THE PARKING LOT IN LOTS 14, 15, 16 & 17 BLOCK 45, CITY OF RIDGELAND. AFFECTS SUBJECT PROPERTY.

ITEM 13 - BOOK 302 PAGE 481 - 20' WIDE UTILITY EASEMENT TO THE CITY OF RIDGELAND. LIES IN BLOCK 46. THEREFORE DOES NOT AFFECT SUBJECT PROPERTY.

BOOK 302 PAGE 483 - 15' WIDE UTILITY EASEMENT TO THE CITY OF RIDGELAND. LIES ON THE NORTH SIDE OF JACKSON STREET. THEREFORE DOES NOT AFFECT SUBJECT PROPERTY.

BOOK 353 PAGE 537 - A UTILITY EASEMENT LOCATED IN LOTS 8 & 9 OF BLOCK 87 AND IN BLOCK 46 IN THE FIRST ADDITION TO RIDGELAND, DOES NOT AFFECT SUBJECT PROPERTY.

BOOK 1874 PAGE 784 - UTILITY EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. EASEMENT IS ACTUALLY 25' WIDE.

ITEM 14 - BOOK 2088 PAGE 221 - RECIPROCAL EASEMENTS & USE RESTRICTIONS. AFFECTS SUBJECT PROPERTY.

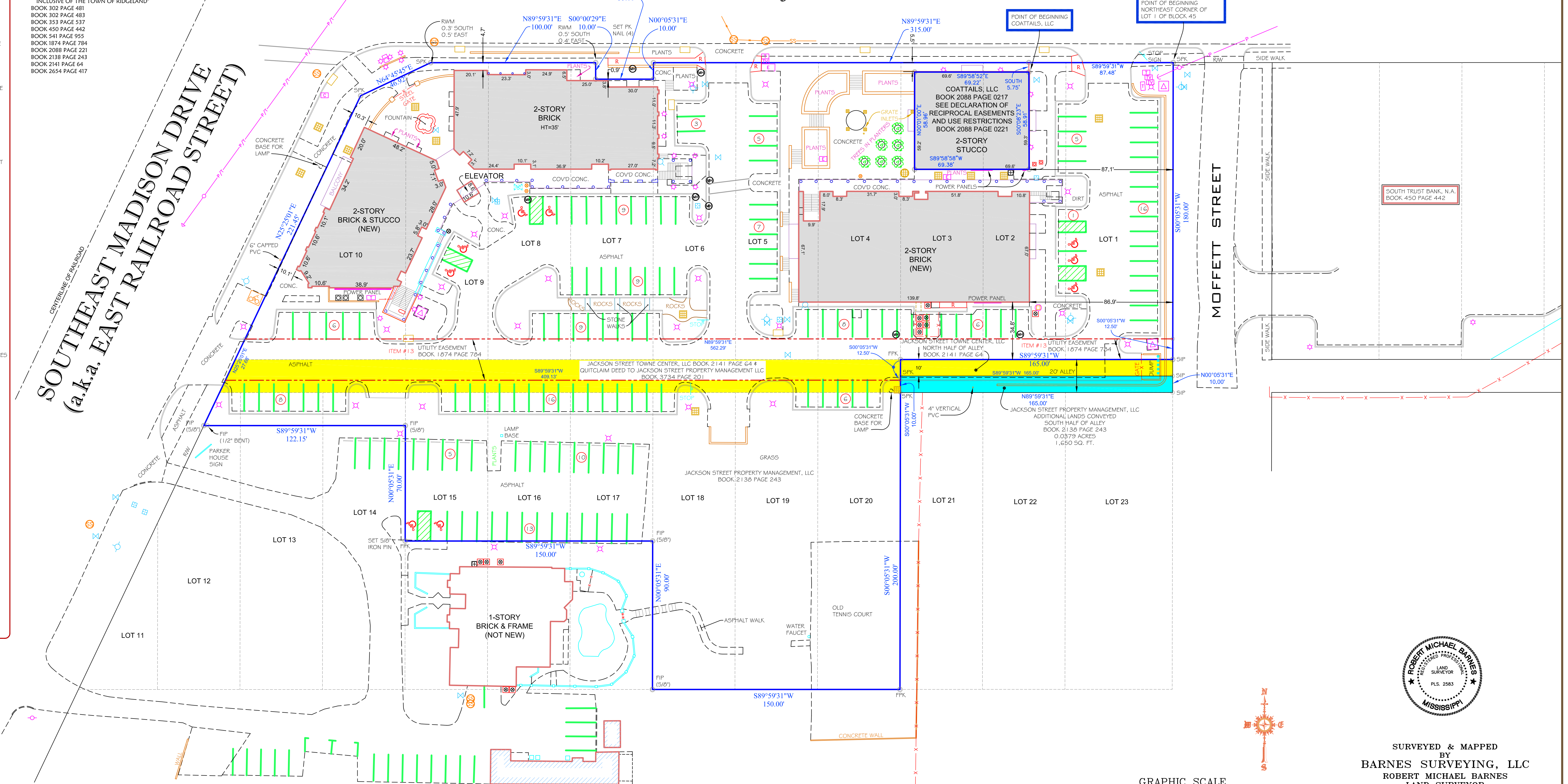
- ### LEGEND
- GUARD POST
  - ELECTRICAL BOX
  - TELEVISION PEDESTAL
  - TELEPHONE PEDESTAL
  - COMMUNICATION BOX
  - C-SPIRE
  - MANHOLE
  - SANITARY SEWER MANHOLE
  - CLEANOUT
  - AC UNIT
  - IRRIGATION CONTROL VALVE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTOR
  - SANITARY SEWER CLEANOUT
  - SEWER TREATMENT PLANT
  - GRATE INLET
  - ROUND GRATE INLET
  - GAS METER
  - LAMP
  - GROUND LIGHT
  - UTILITY POLE
  - TRANSFORMER
  - POWER PANEL
  - SIGN
  - MAILBOX
  - HANDICAP PARKING
  - NUMBER OF PARKING SPACES
  - BIKE RACK
  - FENCE LINE
  - CURBSTOP
  - PARKING STRIPES
  - CURB
  - EDGE OF PAVEMENT
  - EDGE OF GRAVEL
  - RAMP
  - LOT LINE
  - EASEMENT
  - PROPERTY LINE
  - RAMP
  - FOUND IRON PIN (SEE PLAN FOR SIZE)
  -

NUMBER OF REGULAR PARKING SPACES - 142  
NUMBER OF HANDICAP PARKING SPACES - 9  
NUMBER OF TOTAL PARKING SPACES - 151

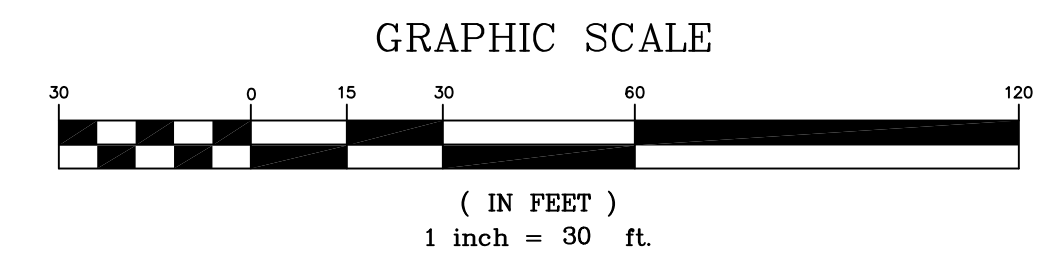
REFERENCE MATERIALS USED:  
RECORDED SUBDIVISION "PLAT OF BLOCKS 43-77 INCLUSIVE OF THE TOWN OF RIDGELAND"  
BOOK 302 PAGE 481  
BOOK 302 PAGE 483  
BOOK 353 PAGE 537  
BOOK 450 PAGE 442  
BOOK 541 PAGE 955  
BOOK 1874 PAGE 784  
BOOK 2088 PAGE 221  
BOOK 2138 PAGE 243  
BOOK 2141 PAGE 64  
BOOK 2654 PAGE 417

**SOUTHEAST MADISON DRIVE  
(a.k.a. EAST RAILROAD STREET)**

## WEST JACKSON STREET



SURVEYED & MAPPED  
BY  
BARNES SURVEYING, LLC  
ROBERT MICHAEL BARNES  
LAND SURVEYOR  
2 OLD RIVER PLACE, SUITE "K"  
JACKSON, MISSISSIPPI 39202  
PHONE: 601.353.7878 FAX: 601.353.7805  
EMAIL: mike@barnessurveying.com  
FIELD WORK COMPLETED: MAY 10, 2019  
PLAT DATE: JUNE 28, 2019



THIS IS A CLASS "A" SURVEY ACCORDING TO "STANDARDS OF PRACTICE FOR SURVEYING" IN THE STATE OF MISSISSIPPI ESTABLISHED BY THE AUTHORITY OF SECTION 73-15-15(F), MISSISSIPPI CODE OF 1972 AS AMENDED.

REFERENCE MERIDIAN - SOLAR OBSERVATION.

○ INDICATES PROPERTY CORNERS.  
○ INDICATES POINT ON PROPERTY LINES.

ONLY VISIBLE UTILITIES ARE SHOWN ON THIS PLAT.